

'01 SEP 28 PM3:41

MT54723-TM  
WARRANTY DEED

Vol M01 Page 49914

CONSTANCE MAY SERRA,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

TIMOTHY D. HOFF,

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of **KLAMATH** and State of Oregon, to wit:

Lot 23 of LAKEWOOD HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ACCT# 3808-023DB-01000

KEY# 422867

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:  
and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true and actual consideration for this conveyance is 123,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 2531 LAKESHORE DRIVE, KLAMATH FALLS, OR 97601

Dated this 26 day of Sept, 2001.

Constance May Serra  
CONSTANCE MAY SERRA

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on Sept. 26, 2001 by  
CONSTANCE MAY SERRA.



Tamara L. McDaniel  
(Notary Public for Oregon)

My commission expires 12/17/02

ESCROW NO. MT54723-TM

Return to:

TIMOTHY D. HOFF  
2531 LAKESHORE DRIVE  
KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath  
Recorded 09/28/01 at 3:41 p. m.  
In Vol. M01 Page 49914  
Linda Smith,  
County Clerk Fee \$ 21.00

21.00 MN